



BRISTOL TEMPLE QUARTER

STRATEGIC BOARD MEETING

Agenda item 3: Update on Masterplan commission

Date: 19th October 2018

Prepared by: [REDACTED]

1. Purpose of this paper:

This summary report provides a concise summary of work undertaken by the Masterplan team and respective client teams since the previous Board meeting in July 2018. The Masterplan team (represented by Mott MacDonald and Weston Williamson + Partners) will also be in attendance at the Strategic Board and will present on their progress to date.

2. Background:

At the July 2018 Temple Quarter Strategic Board, the partners;

1. Noted the appointment of a masterplan team consortium led by Mott MacDonald;
2. Received a presentation from the Mott MacDonald team on their approach to the commission and understanding of the brief;
3. Requested regular updates on the progress of the masterplanning commission;
4. Provided a summary of their organisations key thoughts' in relation to the masterplan commission. The Board asked for these to be captured in to a summary note for issuing to the masterplan team. The summary note is attached at Appendix 2 and is provided for information, and;
5. Approved the press release announcing the appointment of Mott MacDonald. A copy of the final press release is provided as Appendix 1.

3. Work completed since the last Board meeting:

Significant progress has been made in relation to the masterplan commission since the last Board meeting. A brief summary is provided below. Further detail will be provided by the masterplan team at the Board meeting;

1. **Baseline report** – the masterplan team have produced a baseline report, which summarises all existing key information provided to and reviewed by the masterplan team on key issues relating to the Temple Quarter on which the masterplan is expected to form a view or make proposals. It is a snapshot in time of information, but provides a useful summary for both the masterplan team and client team to work from in developing new strategies and proposals. The baseline report has been reviewed by the client team and some minor amendments are currently awaited.

2. **Engagement Strategy** – A draft engagement strategy has been developed by the masterplan team and it has been extensively reviewed by the client team. Further revisions are required to the engagement strategy, pending confirmation on the planning status of the completed masterplan document and, therefore, the level and type of engagement to be undertaken during the development of the masterplan.
3. **Vision Session** – a Vision session was held on the 20th September between the masterplan consultants and the respective client teams. The session was attended by a wide range of representatives from all four of the partner organisations responsible for commissioning the masterplan. The Vision session covered a wide range of topics and encouraged key representatives from each organisation to share their thoughts on the development of the Temple Quarter, including opportunities and challenges, in order to support the development of the masterplan.

A summary report of the Vision Session has been compiled and core output will be shared through the presentation to be given to the Strategic Board by the masterplan team.

4. **Rail session** – similar to the vision session; a bespoke rail session was also co-ordinated by the masterplan team, again involving representatives of all four of the partner organisations responsible for commissioning the masterplan. The Rail session specifically focused on two elements related to ‘rail capacity’ and the ‘station built environment’ and facilitated key rail representatives to share views and opinions on the current and future Temple Meads station in order to support the development of masterplan proposals.

Again, the masterplan team will provide further detail on the session to the Strategic Board.

5. **Employment Land Study** – commissioned by BCC separate to the main masterplan commission, this key piece of work is being undertaken by JLL and will, as part of a larger commission, provide an insight in to the demand for and supply of industrial space within the St Philips Marsh area. This work will therefore be important in supporting the masterplan team in determining the level and type of industrial accommodation to be retained or incorporated through masterplan proposals for the Temple Quarter area. This work is currently underway and initial reports have been received by BCC for review and comment. Partner organisations will be involved in the review and development of this study.
6. **User sentiment analysis** – Commissioned by BCC separate to the main masterplan commission but considered jointly by the partner organisations, this work has sought to utilise case studies, social media analysis and open source mapping in order to develop an evidence based ‘checklist’ of interventions/design features to be integrated in to the Temple Quarter in order to ensure the development of a successful ‘place’. A particular focus has been given to interventions which offer scope to improve Wellbeing, Quality of Life and aid Collaboration. This report is now in a final draft form and will be used to inform the masterplan proposals moving forwards.

4. Decisions to be taken or noted:

- a. **Approve:** Planning status of the masterplan.

Please refer to Appendix 3. A verbal update relating to the planning status of the masterplan will be provided. The Board is asked to note the 3 options set out within the report (set out below for ease of reference) and **approve the recommendation to seek to proceed with option 3**, subject to agreement with BCC as LPA: *‘the development of a masterplan that is not an SPD, but may be adopted as such at a later stage (with or without further adaption or modification)*

The three options set out within the note are:

1. *Deliver a masterplan that is not an SPD with no intention for future SPD (i.e. all policy to be contained in Local Plan);*
2. *Deliver a masterplan that is an SPD and the preparation of which runs in parallel with the Local Plan Review, or;*
3. *Deliver a masterplan that is not an SPD, but may be adopted as such at a later stage (with or without further adaption/modification.)*

- b. **Note and Approve:** The Project Board’s decision to proceed with the development of the masterplan based on the current information/proposals being developed by BCC in order to address flood risk within the Temple Quarter. Further detail in support of this recommendation is contained within the Technical Note at Appendix 4.

- c. **Approve:** Assuming that the Board has ratified the recommendation on the planning status of the document (4a, above); Delegate authority to the Project Board to approve the content and form of engagement documentation to be published during November. This initial engagement will be high-level and will focus on the over-arching long-term vision for the Temple Quarter. The engagement would be designed to avoid interfering with existing public consultation on the Local Plan/JSP and other engagement activities.

Note: The lead representative of each partner organisations would be responsible for liaising with colleagues within their own organisation in order to ensure that necessary internal approvals have been secured within each partner organisation in order to support the November engagement.

5. Work now underway:

A ‘look ahead’ will be provided by the masterplan team as part of their update presentation to the Board.

Appendices:

1. Appendix 1: PRESS RELEASE – Temple Meads Masterplan - final
2. Appendix 2: Note on key comments by the BTQ Strategic Board, July 2018
3. Appendix 3: Masterplan SPD Options Summary Note
4. Appendix 4: Impact of Flood Risk Strategy on Masterplan – options